

GPA FINDINGS

BOS Hearing Date: June 24, 2003

FINDINGS – General Plan Amendment (GPA / TT 16411):**APN: 0467-791-01***

APPLICANT: CRANDALL, DAVID

PROPOSAL: **A) GENERAL PLAN AMENDMENT TO**

CHANGE THE LAND USE

DISTRICT FROM 3M/RM(MULTIPLE RESIDENTIAL)-1 TO

RS(SINGLE FAMILY RESIDENTIAL)

B) TENTATIVE TRACT MAP 16411 TO CREATE TWELVE LOTS

ON 2.5 ACRES

COMMUNITY: SILVER LAKES (HELENDALE)/S-1

LOCATION: AUTUMN LANE AND LAKEVIEW DRIVE, SOUTH WEST CORNER

JCS/INDEX: 11593CF1/DN148-27N/2003/TT01/GPA01

STAFF: Al Diaz

- 1) The proposed land use district change is in the public interest, because the community of Silver Lakes has a need for additional single-family residential structures since the demand for primary housing has dramatically increased during the past decade. In addition, the Silver Lakes Homeowners Association, supports the proposed single-family residential lots and the land use designation change from Multiple Residential (3M) RM to Single Residential (RS).
- 2) The proposed land use district change is consistent with the goals and policies of the County General Plan, including the Housing Element, and will provide a reasonable and logical extension of the existing land use pattern in the surrounding area. There are similar residential structures already existing to the immediate north and east of the proposed site. Development of this site, as proposed, will be viewed as a normal extension to these previous developments. The remaining sites identified in the housing element are adequate to accommodate the County's share of the regional housing need pursuant to Government Code Section 65584.
- 3) The proposed land use district change does not conflict with the provisions of the County's Development Code, or any applicable Specific or Community Plan. The proposed project has, and will continue to adhere to the Architectural Guidelines of the Silver Lakes Association's Environmental Control Committee. In addition, the residential structures will meet or exceed the minimum standards for residential development as established within the Board-approved County Administrative Design Guidelines.
- 4) The proposed land use district change will not have a substantial adverse effect on surrounding property. A large percentage of the surrounding areas have existing single-family residential structures that are similar to those proposed for construction with the approval of this project.